

028.A

0001

0015.2

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

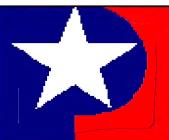
789,000 / 789,000

USE VALUE:

789,000 / 789,000

ASSESSED:

789,000 / 789,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: SKRABUT KRISTIN	
Owner 2: STOREYGARD ADAM	
Owner 3:	

Street 1: 15 EVERETT ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: VANDERLOOP GINA M -

Owner 2: -

Street 1: 15 EVERETT STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Vinyl Exterior and 1708 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7408																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	789,000			789,000		240381
							GIS Ref
							GIS Ref
							Insp Date
							05/18/18

PREVIOUS ASSESSMENT								Parcel ID	028.A-0001-0015.2		!14704!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	789,000	0	.	.	789,000		Year end	12/23/2021		
2021	102	FV	765,800	0	.	.	765,800		Year End Roll	12/10/2020		
2020	102	FV	754,200	0	.	.	754,200	754,200	Year End Roll	12/18/2019		
2019	102	FV	510,600	0	.	.	510,600	510,600	Year End Roll	1/3/2019		
2018	102	FV	450,300	0	.	.	450,300	450,300	Year End Roll	12/20/2017		
2017	102	FV	409,500	0	.	.	409,500	409,500	Year End Roll	1/3/2017		
2016	102	FV	409,500	0	.	.	409,500	409,500	Year End	1/4/2016		
2015	102	FV	377,600	0	.	.	377,600	377,600	Year End Roll	12/11/2014		

SALES INFORMATION			TAX DISTRICT			PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
VANDERLOOP GINA	71821-465	2	10/31/2018		790,000	No	No					
COPITHORNE MAUR	37641-190		1/10/2003		442,500	No	No					
COPITHORNE MAUR	36598-445		10/3/2002	Family		No	No					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/17/2019		SQ Returned							JO	Jenny O							
5/18/2018		Measured							DGM	D Mann							

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			643-8426.								Undisplayed Areas: GLA: 1708					
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall: 6 - Stucco	50 %			OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1											
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir: N - NONE				Frl:	Rating:			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2													
Year Blt: 1912	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdict:	Fact: .			Floor: M - Multi-Level				Totals	RMs: 8	BRs: 3	Baths: 1	HB 1									
Const Mod:				% Own: 57.000000000																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %																
Prim Int Wal 2 - Plaster				Functional:	%																
Sec Int Wall:	%			Economic:	%																
Partition: T - Typical				Special:	%																
Prim Floors: 3 - Hardwood				Override:	%																
Sec Floors:	%			Total:	18.6 %																
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																	
Subfloor:				Basic \$ / SQ: 305.00																	
Bsmnt Gar:				Size Adj.: 1.26475406																	
Electric: 3 - Typical				Const Adj.: 0.99989998																	
Insulation: 2 - Typical				Adj \$ / SQ: 385.711																	
Int vs Ext: S				Other Features: 75500																	
Heat Fuel: 1 - Oil				Grade Factor: 1.10																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.20000005																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC:			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 969270																	
% Com Wal	% Sprinkled			Depreciation: 180284																	
				Depreciated Total: 788985																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 028.A-0001-0015.2										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:				Total Special Features:													Total:			